



OFFICIAL AGENDA
STARKVILLE TREE ADVISORY BOARD
CITY OF STARKVILLE, MISSISSIPPI
SPECIAL CALL MEETING OF WEDNESDAY, JANUARY 9, 2019
2ND FLOOR CITY HALL – COMMUNITY DEVELOPMENT,
110 West Main Street, 11:00 AM

- I. CALL TO ORDER
- II. ROLL CALL
- III. CONSIDERATION OF THE OFFICIAL AGENDA
- IV. NEW BUSINESS
 - A. LW 19-01 REQUEST FOR LANDSCAPE WAIVER FROM SECTION 5 AND 6 FOR THE NEW POWERSTROKE LOCATED AT 310 INDUSTRIAL PARK ROAD IN AN M-1 ZONING DISTRICT WITH THE PARCEL NUMBER 102L-00-009.00
 - B. APPROVAL OF THE 2019 TREE ADVISORY BOARD SUBMITTAL DEADLINE SCHEDULE
- I. ADJOURN



THE CITY OF STARKVILLE
PLANNING DEPARTMENT
TREE ADVISORY BOARD
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Members of the Starkville Tree Advisory Board
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Emily Corban, Assistant City Planner (662-323-2525 ext. 3138)
Subject: LW 19-01 Request for Landscape Waiver from Section 5 and 6 for the new
Powerstroke located at 310 Industrial Park Road in an M-1 zoning district with the
parcel number 102L-00-009.00
Date: January 9, 2019

The purpose of this report is to provide information regarding the Landscape Waiver request by Willis Owens of Pritchard Engineering on behalf of William Parker of Powerstroke to request relief from the requirements found in Section 5 and 6 of the landscape ordinance. The property is located at 310 Industrial Park Road in an M-1 zoning district with the property #102L-00-009.00. Please see attachments 1- 6.

BACKGROUND INFORMATION

The owner is currently in the process of finalizing plans to remodel an existing building to relocate his existing business into called Powerstroke. The remodel will include an expansion of the existing building, adding a new customer parking lot, adding a secured outdoor storage yard, and creating two new entrance drives. The applicant statement includes only one request for waiver (attachment 6). After reviewing the application and the landscape plan, staff included four additional waiver requests to account for all the deficient elements in the plan. A Site Plan Key (attachment 3) has been provided to illustrate the location of each request.

LANDSCAPE WAIVER REQUEST (see attachment 6)

Request #1- Relief from the requirement to have a 10' landscape strip along the road frontage of the parking lot. The applicant is requesting to have the required landscape strip extend into the right of way of the road. This would allow for an increase to the trailer parking for customers. *Section 112-30, Section 5- (a)*

Request #2- Relief from the requirement to place canopy trees in the landscape strip along the roadway frontage. There were no trees shown in the proposed bed on the site plan. It was incorrectly listed on the plan that canopy trees would not be required due to existing trees on the site. Existing trees do not count toward this requirement and cannot be used by right as a substitution. *Section 112-30, Section 5- Table 5.1 (subtext)*

Request #3- Relief from the requirement to place a canopy tree in the interior parking area. 1 canopy tree is required per 200 square feet of bed area. No trees are shown in required interior parking islands. *Section 112-31, Section 6- (a) (3)*

Request #4- Relief from the requirement to place a landscape area at the end of each row of parking. This is for the area on the south side of the building. *Section 112-31, Section 6- (a) (2)*

Request #5- Relief from the requirement to place a landscape area on the perimeter of the parking area that includes shrub screen and canopy trees. *Section 112-31, Section 6- (b) (1) and table 6.2*

CODE REFERENCE

Sec. 112-30. - Section 5. Landscape strips required along roadway frontage.

(a) *Location of landscape strip. A landscape strip shall be required to be located within the property line and/or building setback as established by the land development regulations or as otherwise established. Landscape strips, when required in easements, may be adjusted upon recommendation by the director of community development.*

(1) *Minimum standards. The landscape strip shall comply with minimum standards stipulated in Tables 5-1 and 5-2 below:*

Table 5-1. Minimum Standards for Landscape Strips along Roadways

<i>Area of Site</i>	<i>Width of Landscape Strip</i>	<i>Plant Units Required per 100 Linear Feet of Roadway Frontage</i>
<i>0—2 acres</i>	<i>5 feet</i>	<i>60*</i>
<i>More than 2 acres</i>	<i>10 feet</i>	<i>90*</i>

Accessways from public rights-of-way are not included in calculation.

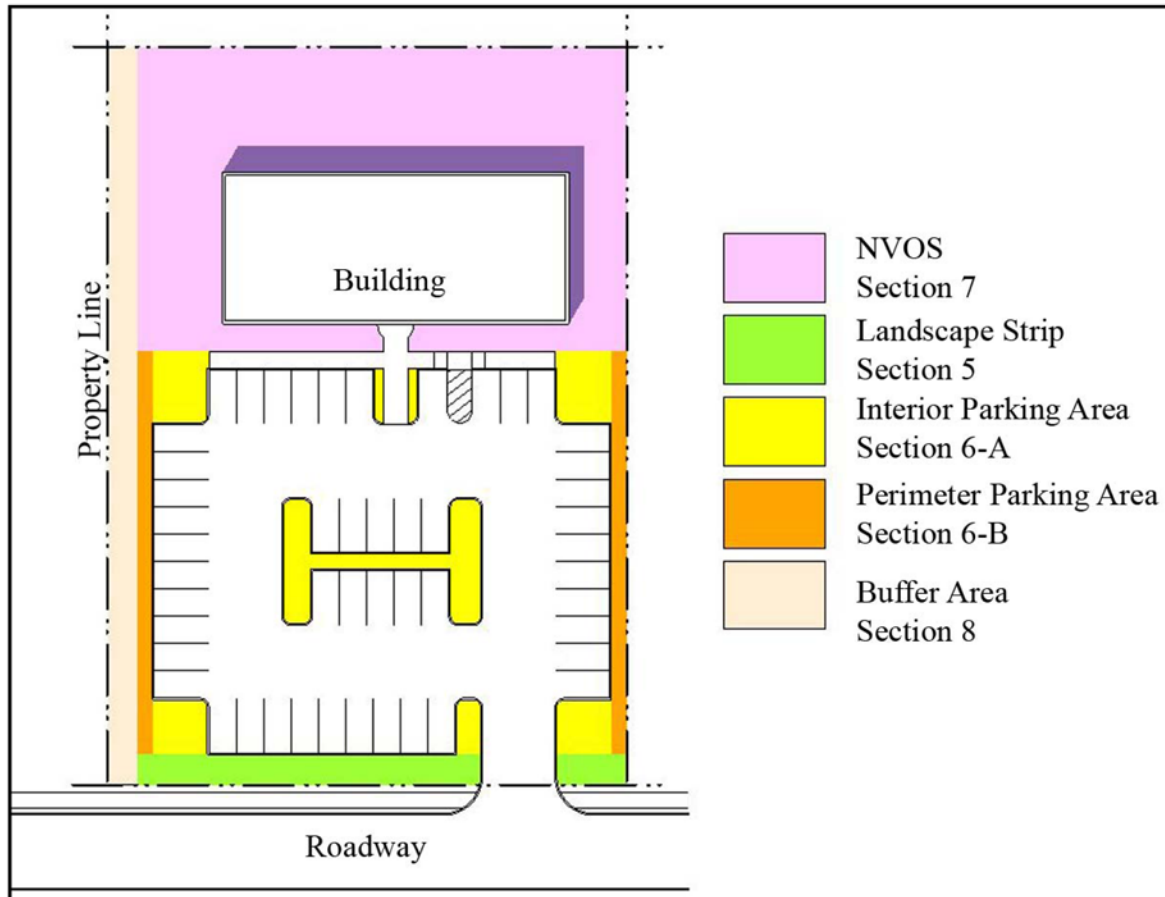
** Canopy Trees shall be planted every 30'.*

Table 5-2. Plant Unit Value

<i>Type of Plant Material</i>	<i>Plant Units</i>
<i>Canopy Tree</i>	<i>15</i>
<i>Small Tree</i>	<i>8</i>

Shrub	1
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Figure 5-1



(b) Screening material in landscape strip requirements.

- (1) Any combination of decorative masonry walls, shrubs, or landscaped berms shall be planted or installed along the entire length of each required landscape strip if landscape strip abuts parking area.
- (2) Decorative masonry walls, if used, shall be minimum of three feet off property line with landscaping on the road side of wall.
- (3) For berms and decorative masonry walls see section 112-36(b) of this article.
- (4) Masonry walls must meet Appendix A, Zoning, Article VI General Provisions, Section A of the Starkville Code of Ordinance.

Table 5-3. Screening Material Requirements by District

<i>Districts</i>	<i>Zones</i>	<i>Minimum Height of Screen</i>
<i>Residential</i>	<i>R-3, R-3-A, R-4-A, R-5, R-6</i>	<i>4 feet</i>
<i>Commercial</i>	<i>C-1, C-2, C-3</i>	<i>3 feet</i>
<i>Manufacturing</i>	<i>M-1</i>	<i>5 feet</i>

See Table 4-2 for Screen Hedge Requirements.

(Ord. No. 2014-1, § 5, 9-16-14)

Sec. 112-31. - Section 6. Requirements for vehicular use areas.

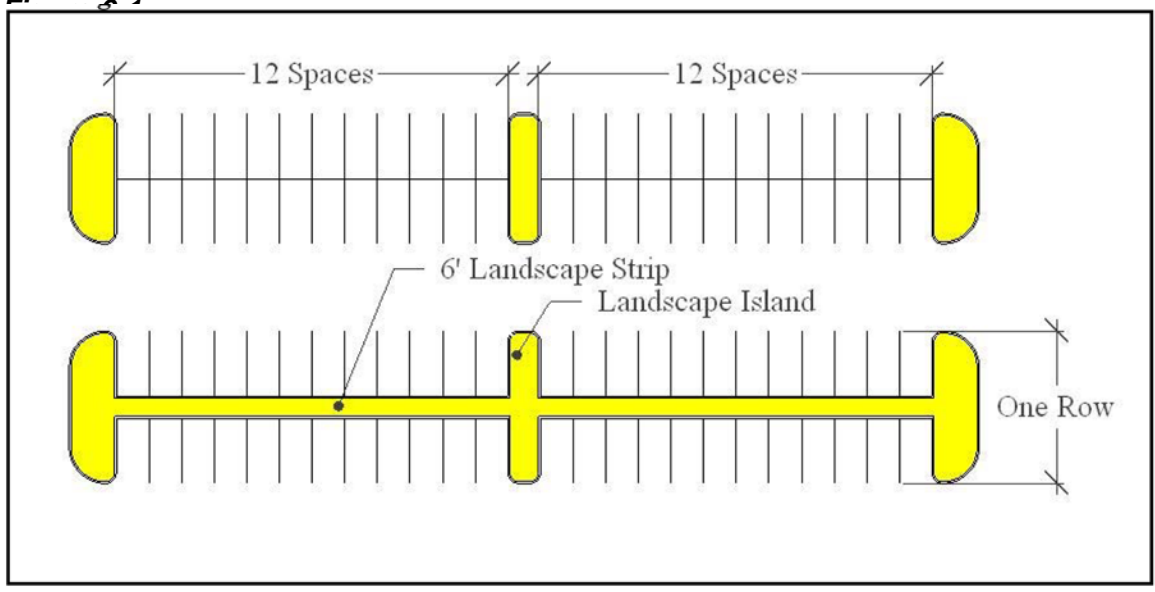
(a) Interior of parking areas. Landscape requirement are shown on Table 6-1.

Table 6-1. Minimum Interior Landscaping for Offstreet Parking

<i>Parking Area</i>	<i>Minimum Landscape area</i>
<i>Less than 50,000 square feet</i>	<i>5% of total parking area</i>
<i>More than 50,000 square feet</i>	<i>10% of total parking area</i>

Does not include required perimeter landscape area.

- (1) *Parking lots shall be designed so no more than 12 parking stalls shall be in an uninterrupted row. Rows shall be separated with a landscaped area with the minimum dimension of a single parking stall (refer to Appendix A Zoning, Article VIII Off-Street Parking for dimensions).*
- (2) *The end of each aisle and corner area shall be landscaped. End of aisle shall have minimum dimension of a single parking stall.*
- (3) *Total number of required canopy trees shall be one tree for each 200 square feet or a fraction thereof, of required landscape area.*
- (4) *Where two rows of parking spaces are adjacent (head to head) to one another, a landscaped strip with a minimum width of six feet shall be planted along the common boundary to separate the parking stalls. For lots with more than two rows of parking and more than 100 parking spaces, every other row shall have landscaped strip. See Figure 6-1.*



- (b) *Perimeter of parking areas. Landscape area dimensional requirements for the perimeter of the parking area are shown on Table 6-2.*
- (1) *A shrub screen with a height shown in Table 5-3 shall be continuous along perimeter of parking areas adjacent to property lines. For perimeter adjacent to roadway landscape strips, the landscape strip shall have the required landscape screening. See section 112-30(b).*
 - (2) *Perimeter calculations shall not include accessways or cross easements to adjacent properties or roadways.*

Table 6-2. Minimum Perimeter Landscaping for Offstreet Parking

<i>Parcel Size</i>	<i>Perimeter Landscaping Width</i>	<i>One Canopy Tree Per</i>
<i>Less than 50,000 square feet</i>	<i>5 feet</i>	<i>175 square feet</i>
<i>More than 50,000 square feet</i>	<i>10 feet</i>	<i>350 square feet</i>

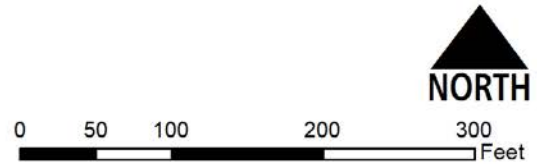
(Ord. No. 2014-1, § 6, 9-16-14)

Attachment 1
LW 19-01- Aerial



Legend

 subject property



Attachment 2
LW 19-01- Zoning



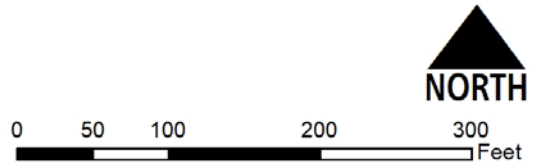
Legend

 subject property

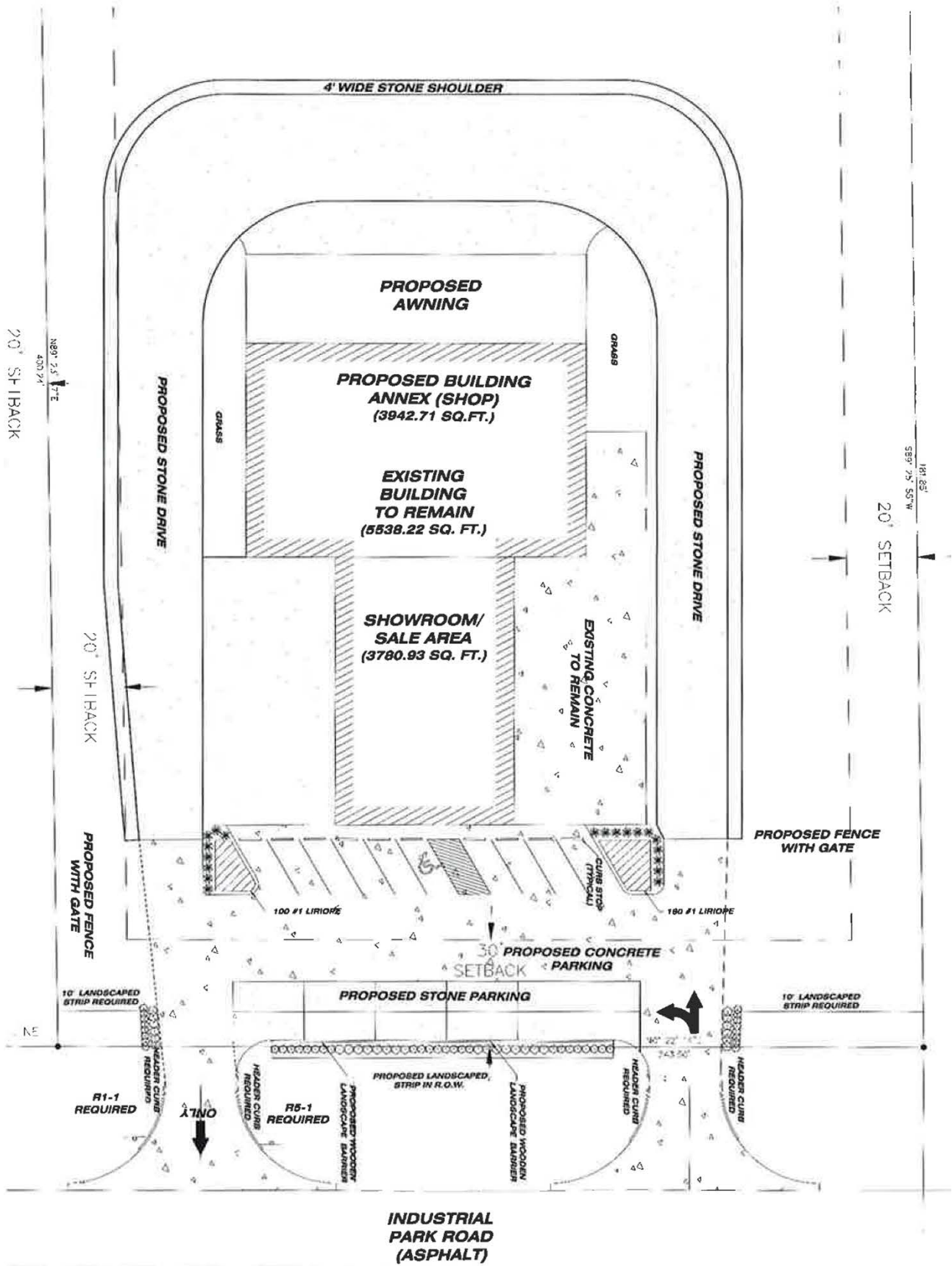
Zoning Map

ZONING

 M-1 Manufacturing



Attachment 5- Enlarged Landscape Plan



Attachment 6- Applicant Statement
APPLICANT STATEMENT

WAIVER REQUEST

We are requesting relief on the landscape strip requirements along the roadway frontage.

Code Reference

Ordinance Number 2014, Section 112-30, Section 5 – Landscape strips required along roadway frontage.

Request

1. The applicant requests a waiver from the location of the 10' wide landscaped strip required along the roadway. The applicant is planning on doing an addition to the existing Automotive Services Building and in order for them to meet the required amount of parking spaces the 10' wide landscaped strip directly in front of the building would not be possible. It would force customers to the rear of the building where customers are not allowed to park and would decrease overall customer parking by a total of 6 parking spaces. Also, the reduction in space would inhibit trailer access which is mandatory to the applicant's business. We are requesting to move the required landscaping into the Right-of-Way to accommodate for this limited amount of space between the existing building and the east most property line.

Please see attached drawings.





Starkville Tree Advisory Board 2019 Public Meeting Schedule

Submittal Deadline		Public Meeting Date
December 18, 2018		January 2, 2019
January 22, 2019		February 6, 2019
February 19, 2019		March 6, 2019
March 19, 2019		April 3, 2019
April 16, 2019		May 1, 2019
May 21, 2019		June 5, 2019
June 18, 2019		July 3, 2019
July 23, 2019		August 7, 2019
August 20, 2019		September 4, 2019
September 17, 2019		October 2, 2019
October 22, 2019		November 6, 2019
November 19, 2019		December 4, 2019

Meetings begin at 11:00 am in the Community Development on the 2nd floor at City Hall located at 110 West Main Street